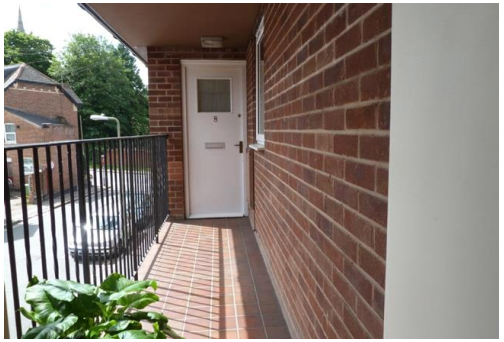








Spacious first floor one bedroom flat in the sought after St Leonards area of Exeter. The property benefits from a large lounge/dining area, fitted kitchen. Separate bedroom with ample built in wardrobes/ storage cupboards and bathroom, Electric combi heating system.

LET

£850 pcm St Leonards

CAPRON GOULD
Lettings and Property Management





NOT SUITABLE FOR UNDERGRADUATE STUDENTS

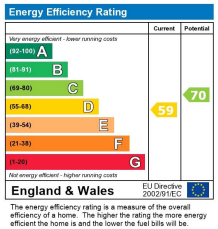
Spacious first floor one bedroom flat in the sought after St Leonards area of Exeter. The property benefits from a large lounge/dining area, fitted kitchen. Separate bedroom with ample built in wardrobes/storage cupboards and bathroom, Electric combi heating system. There is also on street residents parking permit scheme.

EPC Rating D. Council Tax band A. Leasehold tenure

Council Tax Band: A (Exeter City Council)
Deposit: £850
Holding Deposit: £100
Parking options: Residents
Electricity supply: Mains
Heating: Electric
Water supply: Mains
Sewerage: Mains
Broadband: FTTC

- **Large Lounge/Dining Room**
- **Kitchen**
- **Bathroom**
- **One Large Bedroom**
- **FITTED WARDROBES**
- **Part Furnished**
- **Council Tax Band A**
- **Sought After Location**
- **Close to Parks, Quay and City Centre**
- **UPVC double glazing**
- **Electric heating**





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
Capron Gould
13 LOWER NORTH STREET, Exeter, Devon EX4 3ET
Tel: 01392 412220 Email: lettings@caprongould.com Website: www.caprongould.com

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.